

126 Pearl Bay  
Fort McMurray, Alberta

MLS # A2210029



# \$715,000

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,217 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Pie Shape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Central Air Conditioner, Dishwasher, Microwave, Refrigerator x2, Stove, Washer/Dryer, Window Coverings, Shed

Welcome to 126 Pearl Bay – The Perfect Family Home in the Heart of Timberlea! Nestled on a quiet cul-de-sac in one of Fort McMurray’s most sought-after family neighborhoods, this beautifully maintained home is the perfect blend of size, style, and location. With over 3,300 sq. ft. of total living space on a massive 7,600+ sq. ft. pie-shaped lot, and a double attached heated garage, this is a home that truly stands out. Step inside and be greeted by a warm and welcoming foyer. To your right, a bright and cozy living room sets the tone for hosting guests and quiet evenings. On this level you will find ANOTHER spacious family room with a gas fireplace, flowing seamlessly into the kitchen and dining area—ideal for entertaining and everyday living. The kitchen is equipped with granite countertops, ample cabinetry, and upgraded stainless steel appliances (all replaced within the last 3 years). Just off the kitchen, there’s a dedicated dining area perfect for family meals or entertaining guests. A half bathroom and main floor laundry add convenience to this well-thought-out layout. Upstairs, you’ll find a versatile bonus room perfect as a home office or playroom. The primary bedroom retreat features bay windows, a walk-in closet, and a luxurious ensuite with a jetted tub—your personal escape after a long day. Two more generously sized bedrooms and a full bathroom complete the upper level. The second-floor features NEW INSTALLED LUXURY VINYL PLANK flooring with wide and long boards, adding a touch of elegance and modern style. The fully finished basement is built for entertaining and extended family living, offering a huge rec room, two additional bedrooms, a full bathroom with a new vanity, a half bathroom, IN-FLOOR HEATING, and a storage room. Outside, the immense backyard offers the perfect space for kids

to play, summer BBQs, or simply relaxing under the stars. There's even a storage shed for your tools and toys. The heated double attached garage and a driveway. Located just minutes from Holy Trinity, &Eacute;cole McTavish, Christina Gordon Public School, scenic walking trails, and bus stops&mdash;with the future Super Walmart and more amenities right around the corner&mdash;this home offers the ultimate in family-friendly convenience. Freshly painted, lovingly maintained, and move-in ready&mdash;this is more than just a house&hellip; it&rsquo;s where your family&rsquo;s next chapter begins. Schedule your private tour today. The listing Realtor discloses he is one of the owners of the property.